



COLDWELL BANKER
COMMERCIAL
REALTY

127 UNIT DEVELOPMENT OPPORTUNITY

3031 TELEGRAPH AVE.
ELMWOOD | BERKELEY, CA

FOR SALE



DAN McGUE
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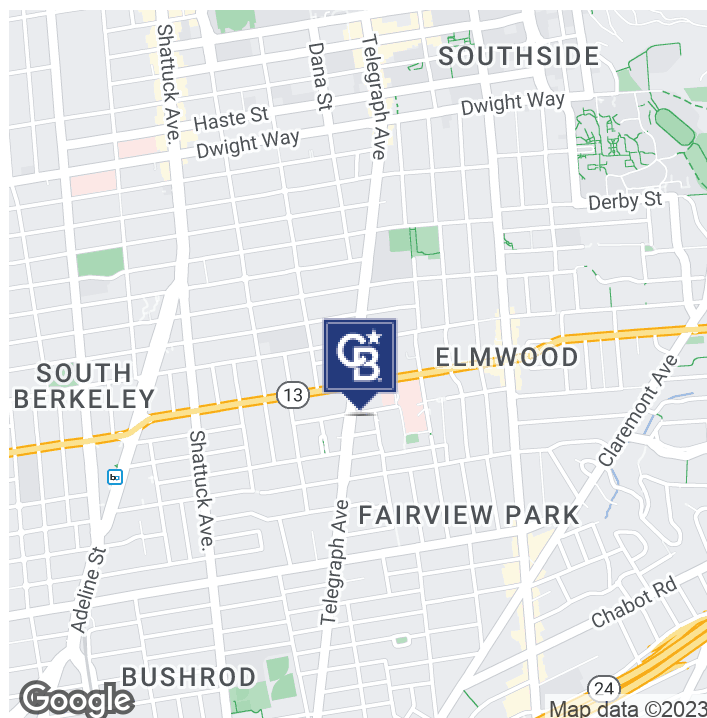
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COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave Fl 2, San Francisco, CA 94109
415.474.1750

SALE

127 UNIT DEVELOPMENT SITE | ELMWOOD, BERKELEY

3031 Telegraph Ave. Berkeley, CA 94705



PROPERTY HIGHLIGHTS

- Excellent Elmwood Neighborhood Location!
- Directly Across from a Whole Foods Market!
- 127 Unit Mixed Use Development Site
- 19 Two Bedroom Apartments
- 54 One Bedroom Apartments
- 54 Studio Apartments
- 10 Car Residential Parking (2 ADA)
- 9 Car Commercial Parking (2 ADA)
- 64 Bicycle Parking
- Approx. 93,809 SF* of Residential Space
- Approx. 1,921 SF* of Commercial/Retail Space
- Approx. 2,436 SF* of Common Area (Excluding Garage)
- Approx. 7,977 SF* of Garage Parking
- Proposed Footprint: Approx. 27,186 SF*
- Current Footprint: Approx. 11,033 SF*

*Per Architectural Plans. Plans Approved by Berkeley Zoning Adjustments Board April 27, 2023.
Please See DD File for More Information.

OFFERING SUMMARY

OFFERED AT: \$10,500,000

Proposed Building Size:	Approx. 108,667 SF*
Lot Size:	Approx. 31,604 SF
APN:	052-1574-082 thru 052-1574-103

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PROPERTY DESCRIPTION

3031 Telegraph Ave is an ideally located development site in the Elmwood District of Berkeley. Plans have been approved for a six-story residential infill. The project will replace a two-story commercial structure with 127 new units. The new structure will yield approximately 108,677 square feet with 93,809 square feet for housing, 1,921 square feet for retail, and 7,977 square feet of garage parking. The proposed plan includes 19 two bedroom apartments, 54 one bedroom apartments, 54 studio apartments, and parking for 19 cars and 64 bicycles. 9 of the residential units are designated low income units. This property is ideally located directly across the street from a Whole Foods Market!

LOCATION DESCRIPTION

The property is located at the intersection of Telegraph Avenue and Webster Street, in the Elmwood neighborhood of Berkeley and just a few blocks away from the Berkeley border with North Oakland. Home to some of Berkeley's finest residences, Elmwood offers the self-contained, community-based character of a small town. The Elmwood District is a local treasure, a two-block shopping and dining-centric area and Berkeley's oldest commercial district. College Avenue, Elmwood's main shopping corridor, is home to dozens of shops and restaurants. The Rialto Cinemas Elmwood is a classic Berkeley Theater, screening first-run films nightly. The Elmwood boasts over 50 independently-owned boutiques, and dozens of cafes and restaurants. Its wide range of cuisines reflects the diversity of Berkeley. Future residents will be immediately adjacent to the AC Transit Telegraph Avenue bus line and 15 minutes away from the Ashby BART Station. With its close proximity to downtown Berkeley and the UC Berkeley campus, and access to San Francisco via Rockridge and Ashby BART, it's one of the best commuter neighborhoods in the East Bay, making it an ideal location for students and young professionals alike.

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*Renderings Provided by Devi Dutta Architecture

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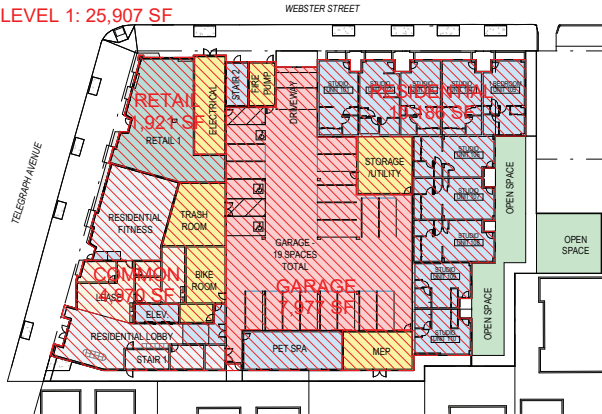
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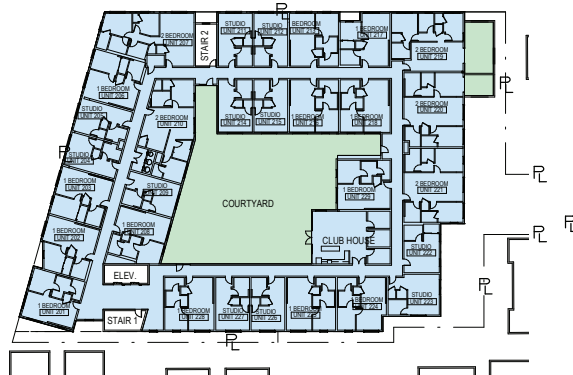
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PROPOSED NEW FLOORPLANS*

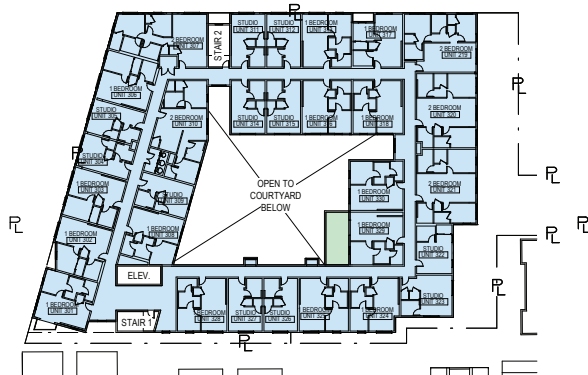
LEVEL 1: 25,907 SF



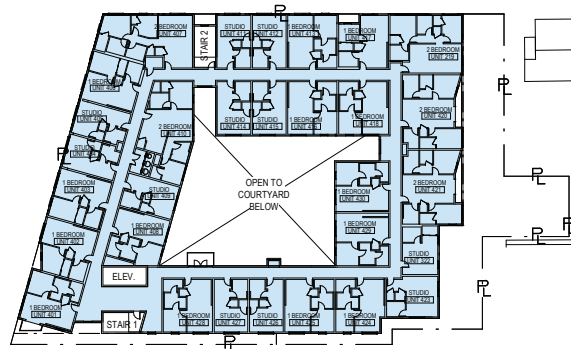
LEVEL 2: 21,475 SF



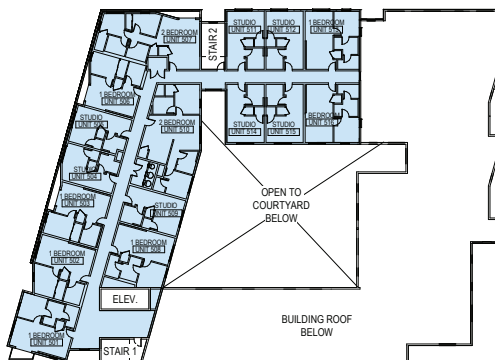
LEVEL 3: 21,214 SF



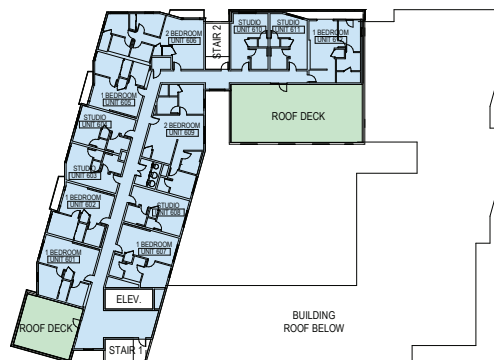
LEVEL 4: 21,060 SF



LEVEL 5: 10,561 SF



LEVEL 6: 8,460 SF



ALL FLOORS TOTAL: 108,677

SHEET LEGEND

- RESIDENTIAL AREA
- OPEN SPACE

*Provided by Devi Dutta Architecture

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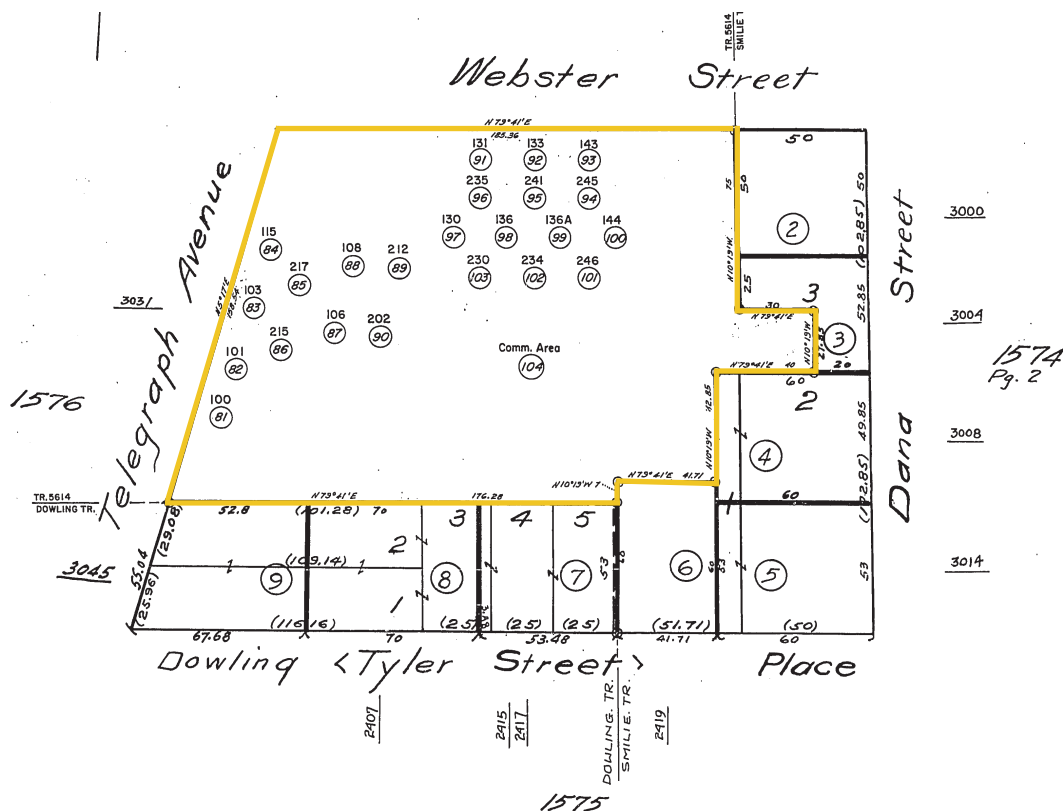
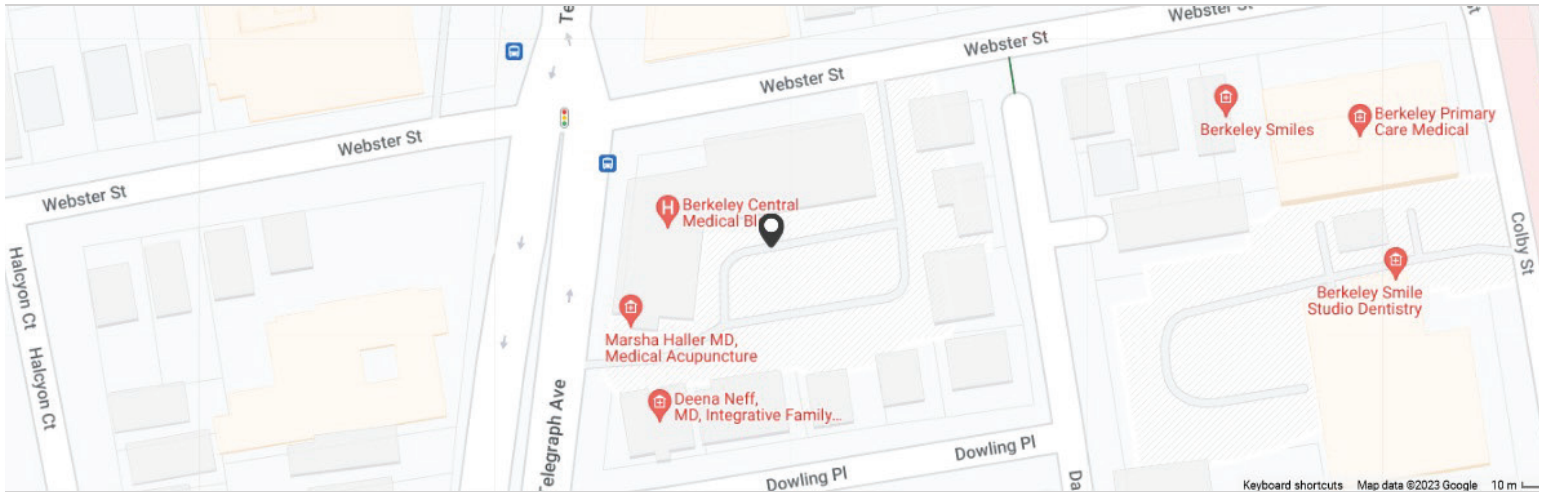
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



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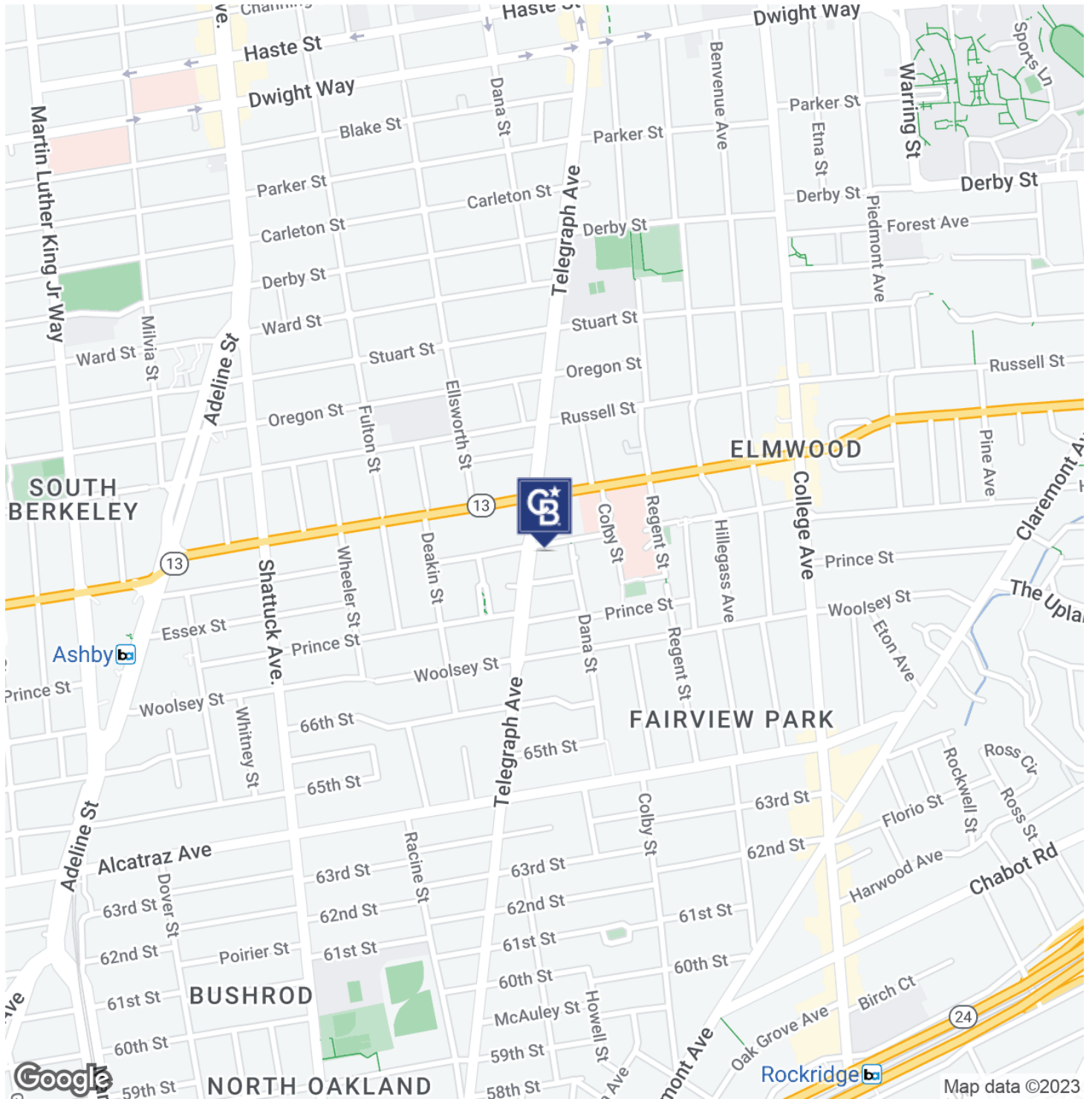


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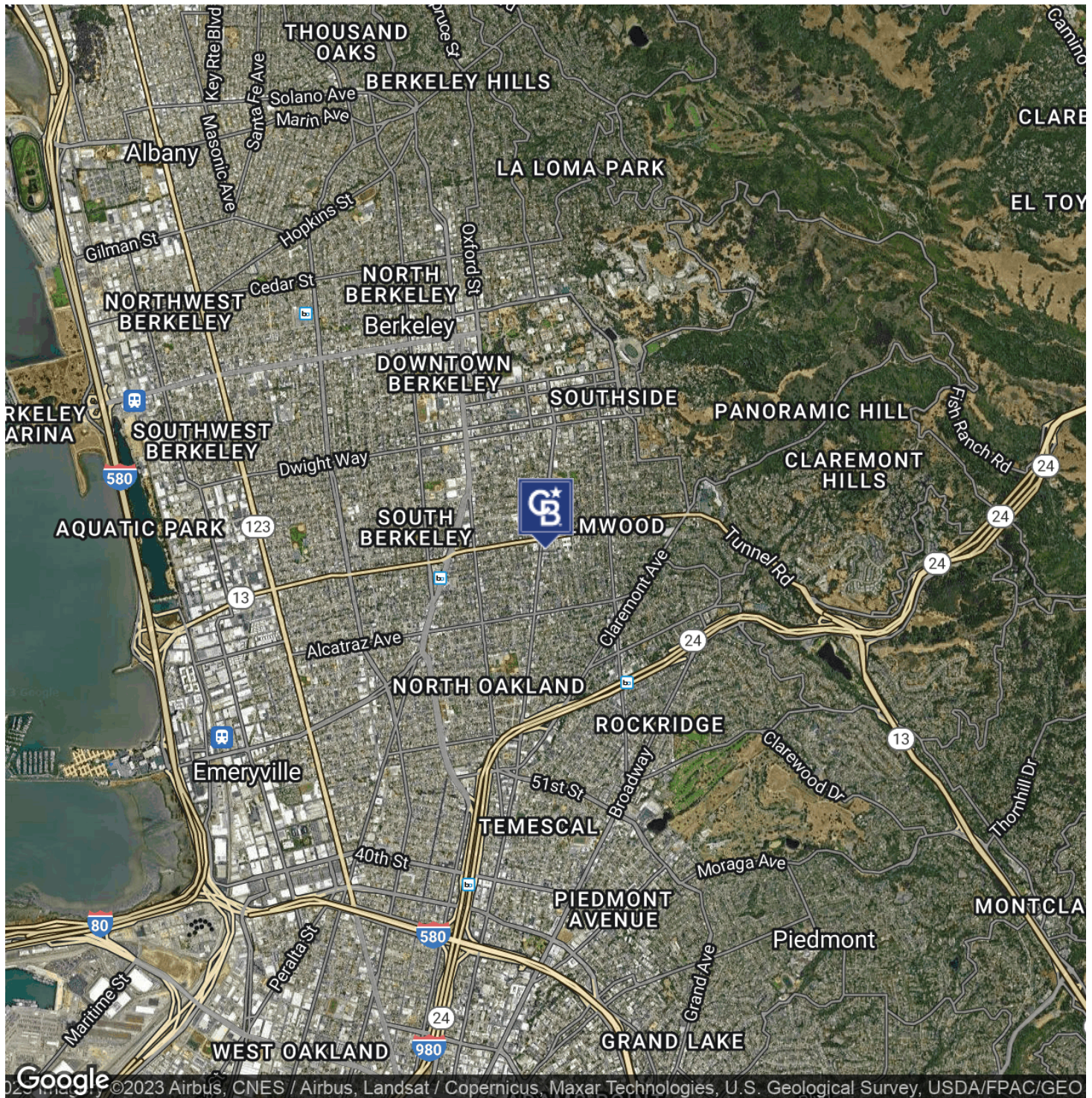


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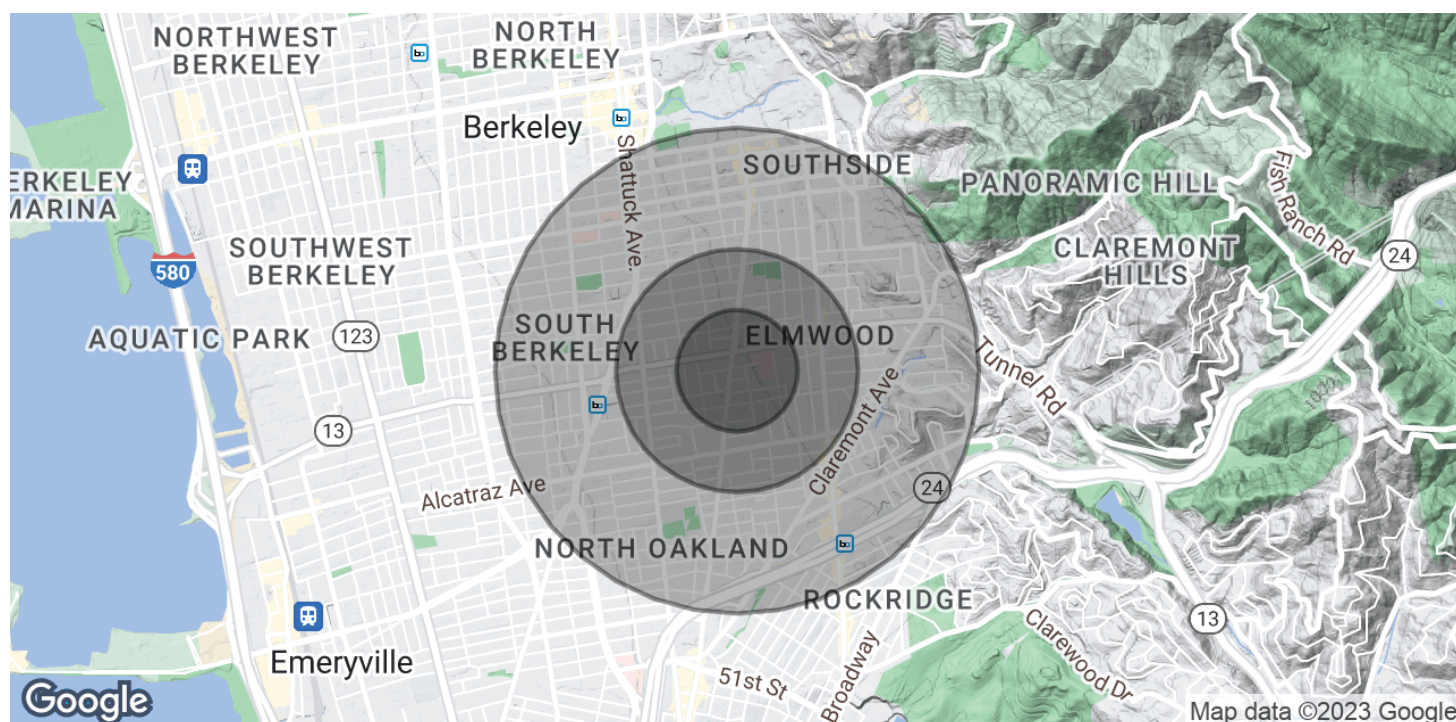


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,096	12,479	58,513
Average Age	38.9	37	31.2
Average Age (Male)	37.3	36.4	31.1
Average Age (Female)	40.1	38.4	32.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,424	5,545	21,958
# of Persons per HH	2.2	2.3	2.7
Average HH Income	\$148,646	\$143,063	\$120,059
Average House Value	\$1,079,845	\$1,139,839	\$873,325

* Demographic data derived from 2020 ACS - US Census

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